

Fiscal Year Budget

Property: Second Jefferson Green HOA
1/1/2024-12/31/2024 Profit & Loss

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
INCOME													
4100 Rental Income (non-posting)													
4105 Garage /Parking	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	200.00
4107 Association Dues	63,840.00	63,840.00	63,840.00	63,840.00	63,840.00	63,840.00	63,840.00	63,840.00	63,840.00	63,840.00	63,840.00	63,840.00	766,080.00
4110 NSF Fees	0.00	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	200.00
4111 Late Fees	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4100 Total Rental Income (non-posting)	64,140.00	64,140.00	64,090.00	64,140.00	64,140.00	64,090.00	64,140.00	64,140.00	64,090.00	64,140.00	64,140.00	64,090.00	769,480.00
4500 Misc Income (non-posting)													
4501 Interest Income	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
4500 Total Misc Income (non-posting)	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
TOTAL INCOME	64,223.33	64,223.33	64,173.33	64,223.33	64,223.33	64,173.33	64,223.33	64,223.33	64,173.33	64,223.33	64,223.33	64,173.37	770,480.00
EXPENSE													
5100 Repairs & Maintenance Expense													
5108 Plumbing													
51081000 Sewer Drain Clean C	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5108 Total Plumbing	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5112 Paint	25.00	0.00	0.00	25.00	0.00	0.00	25.00	0.00	0.00	25.00	0.00	0.00	100.00
5113 Drywall Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	600.00
5117 Maintenance Supplies	0.00	0.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	250.00
5118 Doors	0.00	0.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	100.00
5125 Fire & Life Safety	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	200.00	0.00	0.00	0.00	500.00
5126 Common Area Exterior Repa	0.00	0.00	0.00	0.00	0.00	1,250.00	0.00	0.00	0.00	0.00	0.00	0.00	1,250.00
5135 Painting Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	25.00
5170 Extermination	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	250.00
5100 Total Repairs & Maintenance	25.00	0.00	25.00	50.00	75.00	2,075.00	50.00	350.00	225.00	650.00	25.00	25.00	3,575.00
5350 Licenses and Fees													
5600 Administrative (non-posting)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	50.00
5601 Supplies													
5605 Postage	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5606 HOA Management Fee	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	2,520.00	30,240.00
5607 Copies/Printing	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5608 Administrative	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
5611 HOA Legal Fees	541.00	541.00	541.00	541.00	541.00	541.00	541.00	541.00	541.00	541.00	541.00	549.00	6,500.00
5614 Accounting	0.00	0.00	0.00	0.00	2,775.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,775.00
5617 HOA Insurance	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	150,000.00
5618 D & O Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
5623 Reserve Transfer	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	192,000.00
5621 Paylease On Line Payment	208.37	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
5600 Total Administrative (non-po	35,019.37	35,019.33	35,019.33	35,019.33	37,794.33	35,019.33	35,019.33	35,019.33	35,019.33	35,019.33	20,019.33	22,577.33	395,565.00
5650 Bank Fees	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
6100 Building Maintenance (non-pos													
6101 Exterior Bldg Maintenance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
6102 Roof/Gutter Maintenance	1,750.00	0.00	0.00	1,750.00	0.00	0.00	1,750.00	0.00	0.00	1,750.00	0.00	0.00	7,000.00
6103 Garage Doors	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.37	7,000.00
6104 Light Maintenance	208.37	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
6105 Plumbing Repairs	166.63	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	2,000.00
6106 Keys	25.00	25.00	25.00	50.00	25.00	25.00	25.00	50.00	25.00	25.00	25.00	25.00	350.00
6107 Signs	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
6110 HOA Maintenance Repairs	0.00	0.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	250.00
6100 Total Building Maintenance	2,833.33	1,083.33	1,108.33	2,983.33	1,108.33	1,108.33	2,858.33	1,133.33	1,108.33	2,858.33	1,108.33	1,108.37	20,400.00
7000 Grounds & Landscaping (non-f													
7001 Landscape Maint. Contract	0.00	0.00	0.00	0.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	5,375.00	43,000.00
7002 Snow Removal	15,000.00	15,000.00	15,000.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	15,000.00	75,000.00
7003 Irrigation Maintenance	0.00	0.00	0.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	0.00	15,000.00
7004 Tree, Shrub Maint.	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
7006 General Maintenance	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
7020 Pet Services	250.00	250.00	250.00	150.00	100.00	100.00	100.00	100.00	100.00	250.00	100.00	250.00	2,000.00
7030 General Grounds Misc	0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	550.00
7000 Total Grounds & Landscapir	16,625.00	16,675.00	16,675.00	8,450.00	8,775.00	8,775.00	8,775.00	8,775.00	8,775.00	8,925.00	18,775.00	22,050.00	152,050.00
8000 Pool & Cabana (non-osting)													
8001 Pool Contract	0.00	0.00	0.00	0.00	0.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	0.00	0.00	6,500.00
8002 Pool Supplies	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	0.00	0.00	6,000.00
8003 Pool Phone	208.37	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00
8004 General Pool Maintenance	291.63	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	3,500.00
8010 Cabana Maintenance	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
8000 Total Pool & Cabana (non-osting)	500.00	500.00	500.00	500.00	2,500.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	500.00	500.00	20,500.00
8300 HOA Utilities (non-posting)													
8302 Electricity	1,034.37	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	1,034.33	12,412.00
8303 Water/Sewer	9,714.08	9,714.08	9,714.08	9,714.08	9,714.08	9,714.08	9,714.08	9,714.08	9,714.08	9,714.12	9,714.08	9,714.08	116,569.00
8304 Trash	2,770.87	2,770.83	2,770.83	2,770.83	2,770.83	2,770.83	2,770.83	2,770.83	2,770.83	2,770.83	2,770.83	2,770.83	33,250.00
8305 Storm Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,862.00	9,862.00
8306 Gas	148.75	148.75	148.75	148.75	148.75	148.75	148.75	148.75	148.75	148.75	148.75	148.75	1,785.00
8300 Total HOA Utilities (non-pos	13,668.07	13,667.99	13,667.99	13,667.99	13,667.99	13,667.99	13,667.99	13,667.99	13,668.03	13,667.99	13,667.99	23,529.99	173,878.00
5140 Parking Expense	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
TOTAL EXPENSE	69,433.27	67,708.15	67,756.15	61,433.15	64,683.15	64,408.15	64,133.15	62,708.15	64,608.15	64,883.19	54,856.15	70,553.19	775,168.00
NOI	-5,209.94	-3,484.82	-3,584.82	2,790.18	-459.82	-234.82	90.18	1,515.18	1,565.18	-659.86	9,365.18	-6,379.82	-4,688.00

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
N/O INCOME													
9600 Reserve Income													
9001 Reserve Contribution	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	192,000.00
9000 Total Reserve Income	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	192,000.00
TOTAL N/O INCOME	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	192,000.00
N/O EXPENSE													
9200 Reserve Expenses													
9202 Decks	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
9203 Water Line Repair	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00	20,000.00
9204 Reserve Study	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
9208 Plumbing	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	10,000.00
9230 Cabana	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
9231 Parking Lot/Concrete	0.00	0.00	0.00	0.00	0.00	0.00	110,000.00	0.00	0.00	0.00	0.00	0.00	110,000.00
9200 Total Reserve Expenses	0.00	0.00	5,000.00	3,500.00	15,000.00	5,000.00	110,000.00	15,000.00	0.00	0.00	0.00	0.00	153,500.00
9500 Capital Items													
9506 Rehab Lighting	0.00	0.00	0.00	0.00	34,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,000.00
9510 Concrete Replacement	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
9540 Capital Exterior	0.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
9500 Total Capital Items	0.00	2,500.00	0.00	2,500.00	34,000.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	41,500.00
TOTAL N/O EXPENSE	0.00	2,500.00	5,000.00	6,000.00	49,000.00	7,500.00	110,000.00	15,000.00	0.00	0.00	0.00	0.00	195,000.00
NET INCOME	10,790.06	10,015.18	7,415.18	12,790.18	-33,459.82	8,265.18	-93,909.82	2,515.18	17,565.18	15,340.14	25,365.18	9,620.18	-7,688.00

NET INCOME SUMMARY

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
Income	64,223.33	64,223.33	64,173.33	64,223.33	64,223.33	64,173.33	64,223.33	64,223.33	64,173.33	64,223.33	64,223.33	64,173.37	770,480.00
Expense	-69,433.27	-67,708.15	-67,758.15	-61,433.15	-64,683.15	-64,408.15	-64,133.15	-62,708.15	-62,608.15	-64,883.19	-54,858.15	-70,553.19	-775,168.00
Net Operating Income	-5,209.94	-3,484.82	-3,584.82	2,790.18	-459.82	-234.82	90.18	1,515.18	1,565.18	-659.86	9,365.18	-6,379.82	-4,688.00
Non Operating Income	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	192,000.00
Non Operating Expense	0.00	-2,500.00	-5,000.00	-6,000.00	-49,000.00	-7,500.00	-110,000.00	-15,000.00	0.00	0.00	0.00	0.00	-195,000.00
NET INCOME	10,790.06	10,015.18	7,415.18	12,790.18	-33,459.82	8,265.18	-93,909.82	2,515.18	17,565.18	15,340.14	25,365.18	9,620.18	-7,688.00

